

008.0

0002

0019.0

Map

Block

Lot

1 of 1

Residential

ARLINGTON

APPRAISED:

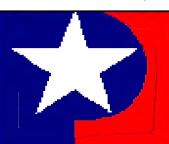
Total Card / Total Parcel
735,200 / 735,200

USE VALUE:

735,200 / 735,200

ASSESSED:

735,200 / 735,200


Patriot
Properties Inc.
PROPERTY LOCATION

No	Alt No	Direction/Street/City
42		ELMHURST RD, ARLINGTON

OWNERSHIP

Owner 1: BEREZOVSKA OKSANA	
Owner 2: CLARIZIA TODD	
Owner 3:	

Street 1: 42 ELMHURST RD

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02474 Type:

PREVIOUS OWNER

Owner 1: DICKSON BARBARA L -

Owner 2: -

Street 1: 1 SYMMES RD UNT 411

Twn/City: ARLINGTON

St/Prov: MA Cntry:

Postal: 02474

NARRATIVE DESCRIPTION

This parcel contains 6,124 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Vinyl Exterior and 1380 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6124		Sq. Ft.	Site		0	80.	0.99	1									482,978						483,000	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
101	6124.000	251,700	500	483,000	735,200		7209
							GIS Ref
							GIS Ref
							Insp Date
							12/02/17

PREVIOUS ASSESSMENT								Parcel ID	008.0-0002-0019.0		!775!	
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date	PRINT	
2020	101	FV	251,700	500	6,124.	483,000	735,200	735,200	Year End Roll	12/18/2019	Date	
2019	101	FV	208,200	500	6,124.	513,200	721,900	721,900	Year End Roll	1/3/2019	Time	
2018	101	FV	208,200	0	6,124.	374,300	582,500	582,500	Year End Roll	12/20/2017	Prior Id # 1:	
2017	101	FV	208,200	0	6,124.	326,000	534,200	534,200	Year End Roll	1/3/2017	Prior Id # 2:	
2016	101	FV	208,200	0	6,124.	277,700	485,900	485,900	Year End	1/4/2016	Prior Id # 3:	
2015	101	FV	203,300	0	6,124.	271,700	475,000	475,000	Year End Roll	12/11/2014	12/10/20	
2014	101	FV	203,300	0	6,124.	223,400	426,700	426,700	Year End Roll	12/16/2013	16:29:48	
2013	101	FV	203,300	0	6,124.	212,500	415,800	415,800		12/13/2012	danam	

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	PAT ACCT.	
DICKSON BARBARA	74302-95	1	3/17/2020		815,500	No	No			775	
	8489-493		1/1/1901	Family		No	No	N		ASR Map:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name
6/1/2020	506	Add Bath	60,300						5/26/2020	SQ Returned	JO	Jenny O
5/20/2020	537	Heat App	15,000	C					10/24/2019	Mail Update	MM	Mary M
4/16/2002	249	Siding	8,300	C				NEW VINYL SIDING	12/2/2017	MEAS&NOTICE	HS	Hanne S
8/28/2001	587	Re-Roof	8,800	C					1/27/2009	Meas/Inspect	189	PATRIOT
									2/3/2003	External Ins	PM	Peter M
									10/22/1999	Inspected	267	PATRIOT
									9/22/1999	Mailer Sent		
									9/22/1999	Measured	256	PATRIOT
									8/25/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA _____

EXTERIOR INFORMATION

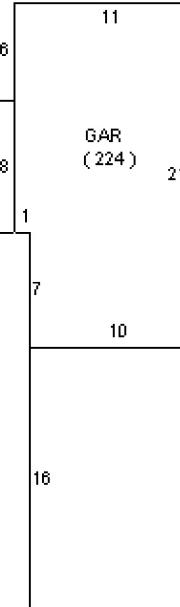
Type:	6 - Colonial	
Sty Ht:	2 - 2 Story	
(Liv) Units:	1	Total: 1
Foundation:	1 - Concrete	
Frame:	1 - Wood	
Prime Wall:	4 - Vinyl	
Sec Wall:		%
Roof Struct:	1 - Gable	
Roof Cover:	1 - Asphalt Shgl	
Color:	WHITE	
View / Desir:	N - NONE	

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

COMMENTS

SCUTTLE HOLE SINK IN BSMT.

SKETCH**GENERAL INFORMATION**

Grade:	C - Average
Year Blt:	1950
Eff Yr Blt:	
Alt LUC:	
Alt %:	
Jurisdct:	G4
Fact:	.
Const Mod:	
Lump Sum Adj:	

INTERIOR INFORMATION

Avg Ht/FL:	STD
Prim Int Wall:	2 - Plaster
Sec Int Wall:	
Partition:	T - Typical
Prim Floors:	4 - Carpet
Sec Floors:	
Bsmnt Flr:	12 - Concrete
Subfloor:	
Bsmnt Gar:	
Electric:	3 - Typical
Insulation:	2 - Typical
Int vs Ext:	S
Heat Fuel:	1 - Oil
Heat Type:	3 - Forced H/W
# Heat Sys:	1
% Heated:	100
% AC:	
Solar HW:	NO
Central Vac:	NO
% Com Wall:	
% Sprinkled:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	31	%

CALC SUMMARY

Basic \$ / SQ:	125.00
Size Adj.:	1.35000002
Const Adj.:	0.99000001
Adj \$ / SQ:	167.063
Other Features:	77000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	364740
Depreciation:	113069
Depreciated Total:	251670

BATH FEATURES

Full Bath:	1	Rating: Average
A Bath:		Rating:
3/4 Bath:		Rating:
A 3QBth:		Rating:
1/2 Bath:	1	Rating: Average
A HBth:		Rating:
OthrFix:	1	Rating: Average

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1	# Units: 1
Level	FY LR DR D K FR RR BR FB HB L O	
Other		
Upper		
Lvl 2		
Lvl 1		
Lower		
Totals	RMS: 6 BRs: 3 Baths: 1 HB: 1	

CONDOS INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	
	Totals
	1 6 3

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	

SKETCH

SUB AREA		SUB AREA DETAIL								
Code	Description	Area - SQ	Rate - AV	Undepr Value	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	Basement	690	50.120	34,582						
FFL	First Floor	690	167.060	115,273						
SFL	Second Floor	690	167.060	115,273						
GAR	Garage	224	25.900	5,801						
UAT	Upper Attic	173	66.820	11,527						
EFP	Enclos Porch	96	55.030	5,283						
	Net Sketched Area:	2,563		Total: 287,739						
	Size Ad	1380	Gross Are	3080	FinArea	1380				

IMAGE
AssessPro Patriot Properties, Inc
MOBILE HOME

Make: [] Model: [] Serial #: [] Year: [] Color: []

SPEC FEATURES/YARD ITEMS

Code	Description	A Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
2	Frame Shed	D	Y	1	6X8	A	AV	1990	0.00	T	23.2	101				
19	Patio	D	Y	1	10x10	A	AV	1990	6.00	T	23.2	101		500		500

More: N

Total Yard Items: 500 Total Special Features: []

Total: 500